

P&Z / BUILDING DEPARTMENT MARCH 2017 MONTHLY REPORT

P&Z COMMISSION MEETING MARCH 28, 2017

Present: Planning and Zoning Commissioners Sarah Murphy, Ken Collins, Toby Spencer, Debi Renfro, John Reeves, and Derryl Anderson

Staff members present: Acting Director of Planning and Zoning Jahnee Prince, City Planner La Shawn Gardiner, Senior Planner Julie Brown, and Planner Reginald James.

1. Approval of minutes from February 28, 2017 Meeting. – *Motion to Approve – Collins, Second Anderson. Approved unanimously.*

OLD BUSINESS

2. Bishop-Thiem, 260 1st Manassas Mile, Parcel ID Number 0516-016. Amendment to Special Exception Condition #6 that “All processes should be completed inside an enclosed building”. File # 15-024 -*Motion to Approve with the nine conditions stated by staff.- Collins, Second Anderson. Approved unanimously.*
3. AT&T Services, Inc., 175 Lee Street, Parcel ID Number 0523-02003. Fence application. *Motion to Table until next month’s meeting – Renfro, Second Anderson. Approved unanimously.*

NEW BUSINESS

4. City of Fayetteville Comprehensive Plan 2017-2037 Presentation- Ms. Prince gave a brief overview of the 2017-2037 City of Fayetteville Comprehensive Plan. She stated that the Plan is approximately 85% complete, and the Comprehensive Plan Steering Committee Open House was held last night. Ms. Prince stated that the Plan has to be submitted to the Department of Community Affairs in April to allow a 30 to 60-day review, and the plan must be adopted by the City Council in June.

Work Session Items

5. Knight Construction, Old Greenville Road, Parcel ID Number 0517-084. Conceptual Development Plan Review. Chris Knight stated that their company is currently located in Jonesboro, Georgia, and they would like to relocate to Fayetteville on property they purchased on Old Greenville Road. Mr. Knight gave an overview of the proposed project and The P&Z Commission was given the opportunity to ask questions of the applicant and render comments.
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ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY MARCH 15, 2017

Present: Brian Wismer, Derryll Anderson, John Reeves, Vasin Douglas, and Vicki Turner.

Note to Applicants: Conditions are required; Recommendations are optional.

AGENDA

1. Digger's Antiques & Uniques- 165 Glynn Street North

PAE Review- Wall Mural by Richard Franklin/Location of Mural: North side of building.

Denied as presented.

Change color of front window tiles from blue to Downing Slate- **Approved**

Committee Comments:

The wall mural as presented does not qualify as PAE (Public Art Enhancement) per the definitions in Section 94-194.4 of the City of Fayetteville Code of Ordinances.

Sec. 94-194.4. - Review procedure. - DETERMINING PAE BENEFIT TO COMMUNITY

c. The selection should show sensitivity to the aesthetic, historic and cultural traditions of the City of Fayetteville and the also to the surrounding property's character.

d. In the Main Street Historic District the PAE must be consistent with and reflect historical Fayetteville circa 1945 and before.

The proposed rendering is too cartoonish and only shows reference to the current use of the building. (signage-which is not allowed)

Committee recommends the applicant resubmit a revised rendering of the wall mural following the PAE guidelines.

The mural style must be fine art, and reflect historical Fayetteville 1945 and before as stated in Sec. 94-194.4.

Committee recommends the applicant reference the current downtown murals which have a more sophisticated style as a guide.

2. THE BEAR RADIO-105 A East Stonewall Avenue

Sign Review- Wall Sign- **Approved as presented.**

Font: **Impact**

Colors:

Letters: Benjamin Moore Monterey White HC-27

Paw: Benjamin Moore Black HC-190 & Monterey White HC-27



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ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY MARCH 29, 2017

Present: Derryll Anderson, Gregg Aikin, Greg Taliercio, John Reeves, Len Gough,
VasinDouglas, and Vicki Turner.

Note to Applicants: Conditions are required; Recommendations are optional.

AGENDA

Digger's Antiques and Uniques -

165 Glynn Street North

PAE Review- Wall Mural by Richard Franklin

Location of Mural: North side of building

Proposed Colors: Attached to new rendering

Committee Comments:

The concept of the resubmitted mural is okay

Provide sketch with dimensions of the mural in relation to the actual wall and the context of how the mural items will be displayed on the wall

Will the mural cover the entire length of the wall or a portion of the wall

Submit a black and white rendering that shows the mural in context to the building



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	RETAIL	INDUSTRIAL	OFFICE
2nd Q 2016	6.52%	5.00%	12.82%
3rd Q 2016	6.50%	5.00%	10.04%
4th Q 2016	6.50%	5.00%	10.04%
1st Q 2017	6.50%	5.00%	9.70%

Overall Vacancy Rate = 7.09%

Projects Reviewed by the Planning and Zoning Commission			
Project Type	March 2017	2017 YTD Total	2016 YTD Total
Annexation and Rezoning	0	0	0
Rezoning	0	0	1
Preliminary Plat	0	0	2
Site Development Plan	0	0	2
Elevation Plan	0	2	2
Variance	0	2	1
Special Exception	1	2	3
Amendment to the Zoning Ordinance	0	0	0
Amendments to other ordinances or Bylaws	0	2	1
Comprehensive Plan Text or Future Land Use Map Update	1	1	0
Totals	2	9	12

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SUBDIVISION LOTS PERMIT STATUS 2000 - 3/31/2017

SUBDIVISION	DATE OF PLAT APPROVAL	NUMBER OF LOTS APPROVED	NUMBER OF LOTS PERMITTED	NUMBER OF LOTS LEFT
Stonebriar West Phase II	March 1998	45	37	8
The Villages at Lafayette	January 2002	173	106	67
Sheffield Estates	September 2002	92	92	0
Bates Avenue Tract	January 2003	19	19	0
Farrer Woods	June 2003	51	42	9
Legends at Redwine	July 2003	35	35	0
Sutherland Farms	November 2003	46	46	0
Clifton Lakes	December 2003	30	29	1
Heaton Lakes	February 2004	31	31	0
Summit Point	March 2004	50	50	0
Bellemeade	May 2004	88	88	0
Brookview Estates	July 2004	38	38	0
Sparrows Cove	November 2004	18	18	0
Emory Springs	November 2004	71	71	0
Dickson Springs	August 2005	49	48	1
Pye Lake Estates	October 2005	12	12	0
Grove Park	March 2006	60	60	0
Logan Park	May 2006	48	48	0
Oakleigh Manor	October 2016	77	12	65
TOTAL	TOTALS	1033	882	151

2 Single Family Permits issued in Farrer Woods

5 Single Family Permits issued in Oakleigh Manor